



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

PUBLIC NOTICE

FLINT PLANNING COMMISSION

Dome Auditorium

TUESDAY, October 24th, 2023, AT 5:30 P.M.

*Pursuant to Public Act 267 of 1976, "Open Meetings Act," all meetings of the Commission are open to the public and the public is welcome to address the Commission on any item under its jurisdiction or on its agenda. Notice is hereby given that the Flint Planning Commission will hold its regularly scheduled meeting on **Tuesday, October 24th, 2023, at 5:30 p.m. in the Dome Auditorium, City Hall, 1101 S. Saginaw St.***

TO JOIN VIRTUALLY:

Zoom Meeting Information

Meeting ID: 810 8764 7739 - **Passcode:** 401890

One tap mobile +16465588656

Dial by your location +1 646 558 8656

Rules of the Public Forum:

- A. The public will be allowed to address the Planning Commission on any item on the agenda.
- B. During this time, the speaker will address the Planning Commission.
- C. Speakers will refrain from the use of profanity as well as any attacks on elected and appointed officials.
- D. Speakers will be limited to 3 minutes.
- E. Failure to comply with any of the above rules shall result in the speaker being ruled out of order and informed that his or her time is up.

Public Conduct during a Public Hearing:

- A. All speakers will address the Planning Commission and not the audience.
- B. Each speaker speaking in favor or opposing the matter will be allowed to speak once.
- C. If there are several individuals who would like to have one person be their spokesperson, the Planning Commission may at its discretion, allow the spokesperson additional time.
- D. All speakers must refrain from any verbal attacks on elected and appointed officials, as well as against the applicant.
- E. All speakers will refrain from the use of profanity.
- F. Failure to comply with any of the above rules shall result in the speaker being ruled out of order and requested to sit down.

If there are any questions concerning this notice, please direct them to the Planning and Zoning office at 810-766-7426 or pcpubliccomment@cityofflint.com.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

AGENDA

FLINT PLANNING COMMISSION

October 24th, 2023, at 5:30 p.m.
Dome Auditorium
(Flint City Hall, 1101 S. Saginaw St., South Building)

Pursuant to Public Act 267 of 1976, "Open Meetings Act," all meetings of the Commission are open to the public and the public is welcome to address the Commission on any item under its jurisdiction or on its agenda.

- A. Roll Call
- B. Additions or changes to the Agenda
- C. Adoption of Agenda
- D. Minutes of previous meetings
 - September 12th, 2023
 - September 26th, 2023
 - October 10th, 2023
- E. Public Forum
- F. Public Hearings
- G. Site Plan Review
- H. Case Review:
 - Applicant Case Review
 - Green Skies Healing Tree, LLC – 3401 Corunna Rd. – Court Ruling
 - PC 23-7: Alpine Development Group, LLC – 2502 S. Dort Hwy.
 - City Council Action on Planning Commission Recommendations
 - Zoning Board of Appeals
 - **ZBA 23-16:** Uptown Reinvestment Corporation requests a Non-Use Variance for relief from Section 50-155 Building Foundation Zone Landscaping for the southern elevation of the MSU Expansion project at 200 E. First St., Flint, MI 48503 (PID # 41-18-126-020).



CITY OF FLINT

FLINT PLANNING COMMISSION

Sheldon Neeley
Mayor

I. Reports:

- Redevelopment Ready Communities (RRC)
- Planning Commission Expired Terms
- 10-Year City of Flint Comprehensive Plan Review
- Staffing Update
- Equity in Zoning Policy Guide - Update

J. Resolutions

K. Old Business

L. New Business

M. Adjournment



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Rules of the Public Forum:

- A. The public will be allowed to address the Planning Commission on any item on the agenda.
- B. During this time, the speaker will address the Planning Commission.
- C. Speakers will refrain from the use of profanity as well as any attacks on elected and appointed officials.
- D. Speakers will be limited to 3 minutes.
- E. Failure to comply with any of the above rules shall result in the speaker being ruled out-of-order and informed that his or her time is up.

Public conduct during a Public Hearing:

- A. All speakers will address the Planning Commission and not the audience.
- B. Each speaker speaking in favor or opposing the matter will be allowed to speak once.
- C. If there are several individuals who would like to have one person be their spokesperson, the Planning Commission may at its discretion, allow the spokesperson additional time.
- D. All speakers must refrain from any verbal attacks on elected and appointed officials, as well as against the applicant.
- E. All speakers will refrain from the use of profanity.
- F. Failure to comply with any of the above rules shall result in the speaker being ruled out-of-order and requested to sit down.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Draft Meeting Minutes
September 12th, 2023

Commissioners Present

Robert Wesley, Chair
Carol-Anne Blower, Vice-Chair
Harry Ryan
Robert Jewell
Mona Munroe-Younis
Jeffrey Curtis Horton

Staff Present

Joanne Gurley, Assistant City Attorney
Max Lester, Int. Zoning Coordinator
Tyler Bailey, Small Business Specialist

Absent:

Lynn Sorenson, Secretary
Leora Campbell
April Cook-Hawkins

ROLL CALL:

Chairperson Wesley called the meeting to order at 5:37 p.m. Roll was taken, and a quorum was present.

The meeting was held both in-person in the Council Chambers and via Zoom and phone conferencing as approved.

Roll Call:

Commissioner Ryan: present in-person
Commissioner Campbell: absent
Commissioner Blower: present in-person
Commissioner Jewell: present in-person
Commissioner Cook-Hawkins: absent

Commissioner Sorenson: absent
Commissioner Munroe-Younis: present in-person
Commissioner Horton: present in-person
Chairperson Wesley: present in-person

ADDITIONS/CHANGES TO THE AGENDA:

None.

ADOPTION OF THE AGENDA:

Commissioner Wesley asked for a motion to approve the agenda. Commissioner Ryan motioned to accept the agenda as presented. Commissioner Blower seconded the motion.

M/S – Ryan/Blower

Unanimously carried by voice vote.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

MINUTES OF PREVIOUS MEETINGS:

Meeting minutes for August 8th, 2023 and August 22nd, 2023 were not prepared in time for review at this meeting.

PUBLIC FORUM:

Chairman Wesley opened the Public Forum. No one spoke.

PUBLIC HEARINGS:

Zoning Code Text Amendments (Continued): Reviewing proposed text amendments to Article 11, Article 13, and Article 17 of the City Zoning Ordinance with requested changes from the Commission.

Max Lester read the memorandum describing the changes made as requested by the Planning Commission at the August 22nd, 2023 meeting.

Commissioner Jewell asked Commissioners Munroe-Younis and Blower if the requested changes are reflected in the new materials. Commissioner Munroe-Younis and Commissioner Blower confirmed the new materials do reflect the requested changes.

Commissioner Ryan asked if buildings with less than a 10-foot setback will be reviewed by the Planning Commission, and if this falls under Section 50-155 A. Max responded that this is an existing applicability standard for Building Foundation Zone Landscaping, the proposed table under 50-150 is pointing to that section. For all review types, including Zoning Permit and Site Plan Review, if a building is closer than 10 feet to the property line 50-155 does not need to be met.

Commissioner Ryan supported the motion.

Commissioner Jewell asked if any additional language needed to be added. Max responded that the updated draft is labelled September 12th, 2023 to be more specific. Commissioner Blower added to the motion “of the text amendments including the amended language found in the September 12th, 2023 draft.”

Commissioners discussed how to make the motions for this case. Attorney Gurley suggested making two motions, one to approve the proposed amendments and one to send them to City Council.

Commissioner Blower withdrew the motion on the floor. Commissioner Ryan agreed to the withdrawal.



**Sheldon Neeley
Mayor**

CITY OF FLINT

FLINT PLANNING COMMISSION

Commissioner Blower moved to approve the revised language for Articles 11, 13, and 17, including Section 50-139, 50-150, 50-153, and 50-186, as presented at the September 12th, 2023 meeting. Commissioner Ryan seconded the motion.

Roll Call:

Commissioner Ryan: yes	Commissioner Cook-Hawkins: absent
Commissioner Horton: yes	Commissioner Sorenson: absent
Commissioner Campbell: absent	Commissioner Munroe-Younis: yes
Commissioner Blower: yes	Chairman Wesley: yes
Commissioner Jewell: yes	

M/S – Blower/Ryan

6 yes, 0 no, 0 abstain

The motion carried.

Commissioner Blower moved to send the recommendation for approval of the amendments to Articles 11, 13, and 17 including Section 50-139, 50-150, 50-153, and 50-186 to City Council for review. Commissioner Ryan seconded the motion.

Roll Call:

Commissioner Ryan: yes	Commissioner Cook-Hawkins: absent
Commissioner Horton: yes	Commissioner Sorenson: absent
Commissioner Campbell: absent	Commissioner Munroe-Younis: yes
Commissioner Blower: yes	Chairman Wesley: yes
Commissioner Jewell: yes	

M/S – Blower/Ryan

6 yes, 0 no, 0 abstain

The motion carried.

Zoning Code Map Amendments: A hearing will be held before the Flint Planning Commission at this meeting to consider adoption of a new zoning map with a focus on rezoning parcels along commercial corridors such as Saginaw St., Dort Hwy., Davison Rd., Franklin Ave., ML King Ave., Clio Rd., and Fenton Rd.

Commissioner Jewell asked what the benefit of the proposed map amendments are, and how they may impact commercial and common areas. Max answered that staff believes there was an oversight in how certain areas were zoned as the new Zoning Code was adopted, the proposed map amendments are designed to address properties that were once zoned commercial under the previous code and are now zoned residential. The impact is expected remove barriers for small business owners looking to reuse existing commercial spaces and those who own existing businesses in these corridors.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Max read the materials for Clio Rd, Dayton St. to Pasadena Ave.

Staff pointed out that the draft maps provided with the materials are not official City of Flint maps and are only intended to illustrate the proposed amendments. Max added that Marihuana Provisioning and Marihuana Microbusinesses are allowed in CC – City Corridor districts. Marihuana Microbusinesses are also permitted in NC – Neighborhood Center districts. Locational restrictions such as distance to residential still apply for marihuana uses. Commissioner Jewell asked if locational standards for residences, schools, and churches still need to be met. Max confirmed.

Commissioner Blower asked how different zoning districts were selected. Max answered that in this case surrounding zoning types were used to propose extending the existing CC – City Corridor designation down to the Dartmouth St. intersection. NC – Neighborhood Center was chosen at the Dayton St. intersection as this zoning type is usually clustered around intersections and there were no existing zoning types or land use patterns that necessitated the CC – City Corridor district in this area. Commissioner Blower asked if this carries over to the other areas identified to be reviewed. Max confirmed.

Commissioner Ryan asked if the City Corridor designation makes the properties commercial because most of the property in the area is already commercial, or if the designation allows them to be commercial. Max responded that many of the properties that were D-3 Community Business have commercial builds on them, though some may be vacant. The proposed CC – City Corridor zoning district would allow these properties to remain commercial in a similar zoning district.

Max read the materials for materials for the following focus areas:

Corunna Rd.

Davison Rd., from Arlington Ave. to N. Dexter St.

Davison Rd., from Lewis St. to N. Franklin Ave.

Fenton Rd., from I-69 to Huron St.

Franklin Ave. from Broadway Blvd. to Utah Ave.

Lewis St., from Davison Rd. to Leith St.

M L King Blvd., from 5th Ave to Crosby St.

Commissioner Munroe-Younis asked if any parcels for the Choice Neighborhoods Initiative are included with any of the proposed MR-3 Mixed Residential High Density parcels identified. Max stated they do not recall the specific parcels for Choice Neighborhoods, but staff can check on this. Chairman Wesley said the MR-3 Mixed Residential High Density district do allow for residential. Max stated they believed there may have been some conflicts with Choice Neighborhoods due to TN-2 Traditional Neighborhood Medium Density zoning as it does not allow for multifamily uses.

Commissioner Horton asked if Multifamily uses are distinguished between attached single-family homes. Max confirmed it does, noting the Zoning Code differentiates between single-family detached, single-family attached, two family and duplex, multifamily, and mixed use.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

M L King Blvd., from Stockdale St. to Van Wagner Ave.

Commissioner Munroe-Younis asked if the Martin Luther King Jr. Peace garden would be impacted. Max Responded that community gardens are identified as an accessory use in MR-2 Mixed Residential Medium Density districts, additionally public-owned parks are permitted, and all other parks are a special land use

North Saginaw St., from E. Hamilton Ave to Dartmouth St.

Attorney Gurley discussed federal land use laws as they relate to places of worship and zoning under the Religious Land Use And Institutionalized Persons Act. Max stated they would follow up with her regarding that topic that week.

South Saginaw St., from 14th St. to Eddington Ave.

Richfield Rd., from Western Rd. to N. Center Rd.

Commissioner Blower asked if this impacts the decision by City Council to rezone a property along Richfield Rd. last year, though noting she still believes it was a case of spot zoning. Max answered that their belief is that a zoning type under the current ordinance was not put forward with that request, so when the new zoning code was adopted the TN-2 Traditional Neighborhood Medium Density was applied. This proposed zoning for this area would implement a zoning district that City Council had intended, but in this case, it would not be spot zoning as a multitude of parcels along Richfield Rd. are also proposed to be CC City Corridor. Self-Storage facilities are permitted in CC City Corridor districts, but there are requirements for screening when abutting residential zoned districts.

Court St. and S. Center Rd., Southwest Intersection

General Discussion

Commissioner Munroe-Younis referenced back to the Lewis St., from Davison Rd. to Leith St., and asked if the proposed zoning of MR-3 Mixed Residential High Density would put Latinx out of compliance with the Zoning Code near the intersection of E. Hamilton Ave and Lewis St. Max sated Community Centers are a Special Land Use in the proposed zoning district and future expansions could potentially trigger Special Land Use review. Commissioner Munroe-Younis asked about the use in GN-1 and GN-2 Green Neighborhood Low and Medium Intensity districts, Max answered it is permitted in those zoning districts, which would create an additional step for approvals. Commissioner Munroe-Younis expressed concern as Latinx is an anchor for this area. Max cautioned against making decisions based on the impact of a particular organization, also noting they will need to look further into whether Special Land Use procedures are meant for establishing uses and if expansions require additional review by the Planning Commission.

Commissioner Munroe-Younis asked if the NC Neighborhood Center proposed zoning could be extended up a block towards Bennett Ave. Commissioner Jewell asked if entities that are currently operating will be able to continue if the map amendments are adopted. Max confirmed. Max answered that they do not see a difficulty in extending the proposed NC Neighborhood Center district up a block, but the explanation will need to be based on the impact of the overall area. Commissioner Munroe-



**Sheldon Neeley
Mayor**

CITY OF FLINT

FLINT PLANNING COMMISSION

Younis asked what the reasoning may have been for ending the proposed NC Neighborhood Center district at E. Hamilton Ave. Max answered that typically the NC Neighborhood Center district is meant to be in smaller clusters at intersections rather than following a corridor like the CC City Corridor district. Max noted that the role of staff is to present perceived issues and propose potential solutions, but ultimately staff is in support of the Planning Commission who may request changes.

Chairman Wesley opened the floor to public comment. No one spoke. No additional communications were received.

Commissioner Blower referenced to Davison Rd., Arlington Ave. to Dexter St., specifically the section from N. Averill Ave. to N. Dexter St. On the north side of the street the two blocks are completely residential. Commissioner Blower asked why this section was not left as the TN-2 Traditional Neighborhood Medium Density zoning. Max stated they believe this is a good point and that area could be brought back with this area unchanged.

Commissioner Blower moved to continue discussion to consider adoption of a new zoning map with a focus on rezoning parcels along commercial corridors such as Saginaw St., Dort Hwy., Davison Rd., Franklin Ave., ML King Ave., Clio Rd., and Fenton Rd. to the next regularly scheduled meeting on September 26th, 2023, with the requested changes to [Lewis St., Davison Rd. to Franklin Ave.] to extend the NC Neighborhood Center proposed zoning up one block towards Bennett Ave., and with requested changes to Davison Rd., Arlington Ave. to Dexter St. to remove the proposed zoning for the stretch of homes between N. Averill Ave. and N. Dexter St. Commissioner Munroe-Younis seconded the motion.

Roll Call:

Commissioner Ryan: yes
Commissioner Horton: yes
Commissioner Campbell: absent
Commissioner Blower: yes
Commissioner Jewell: yes

Commissioner Cook-Hawkins: absent
Commissioner Sorenson: absent
Commissioner Munroe-Younis: yes
Chairman Wesley: yes

M/S – Blower/Munroe-Younis

6 yes, 0 no, 0 abstain

The motion carried.

SITE PLAN REVIEW:

None.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

CASE REVIEW:

Green Skies Healing Tree, LLC – 3401 Corunna Rd. – Court Ruling

Attorney Gurley stated that she emailed the applicant and received the revised business plan which she will review in time to have a report for the next meeting.

PC 23-7: Alpine Development Group, LLC – 2502 S. Dort Hwy.

Max stated they received additional documents which will be reviewed with the Chair.

City Council Action on Planning Commission Recommendations

None.

Zoning Board of Appeals

Max stated at the meeting on August 29th, 2023 ZBA 21-2256 Native X, LLC requests an appeal of the Planning Commission's decision on June 22, 2021 to deny a Group F Special Regulated Use Permit for an Adult Use (Growing) marihuana facility at 3039 Airpark Drive North., Flint, MI (PID 40-34-100-031) was heard after being remanded back to the Zoning Board of Appeals from the 7th Circuit Court. The Zoning board of Appeals voted to change their initial decision and accepted the appeal based on a letter from the Flint Bishop International Airport Authority. Attorney Gurley added that the Court found in their decision that the Planning Commission followed proper procedures in reaching their decision.

REPORTS:

Redevelopment Ready Communities (RRC)

Max stated the Joint Meeting is the last requirement through the Planning Commission for Redevelopment Ready Community certification and staff are planning the details of the meeting.

Planning Commission Expired Terms

Max stated they do not have an update for the current expired terms, but that now there should not technically be any vacancies. Currently, Commissioners Cook-Hawkins, Campbell, Ryan, and Sorenson have expired terms.

10 Year City of Flint Comprehensive Plan Review

Max stated that this item is expected to become a larger focus once the map and text amendments are moved on to City Council due to the capacity of staff.

Staffing Update

Max stated they do not have an update for staffing.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Monthly Educational Topic

Max noted this item will be on hold temporarily, with items possibly coming in as agendas allow. Relevant articles and informational pieces will still be provided. Max noted attached is an article from the MI Planner July/August 2023 issue titled “14 Ways to Build a Better Planning Commission.” Commissioner Jewell asked that at a future date this article come back for discussion.

RESOLUTIONS:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

Commissioner Jewell noted as part of a previous question, there is a public hearing for a request to rezone two parcels at the next meeting on September 26th.

ADJOURNMENT:

M/S – Ryan/Blower

Unanimously carried by voice vote.

Meeting adjourned at 8:01 PM.



CITY OF FLINT

FLINT PLANNING COMMISSION

October 19th, 2023

MEMORANDUM

TO: City of Flint Planning Commission
FROM: Max Lester, Int. Zoning Coordinator
RE: Case Review Memo

Commissioners,

- **Applicant Case Review**

- Green Skies Healing Tree, LLC – 3401 Corunna Rd
- **PC 23-7:** Alpine Development Group, LLC – 2502 S. Dort Hwy.
 - Please bring back the document for this case review which was handed out for the previous meeting on October 10th.

- **City Council Action on Planning Commission Recommendations**

- No updates at this time.

- **Zoning Board of Appeals**

One case was heard at the October 17th, 2023 Zoning Board of Appeals Meeting:

- **ZBA 23-16:** Uptown Reinvestment Corporation requests a Non-Use Variance for relief from Section 50-155 Building Foundation Zone Landscaping for the southern elevation of the MSU Expansion project at 200 E. First St., Flint, MI 48503 (PID # 41-18-126-020).
- The request was denied, with a vote of 4 yes - 4 no - 0 abstain, on the basis that not all five standards for a Non-Use Variance had been met.



CITY OF FLINT

FLINT PLANNING COMMISSION

October 20th, 2023

MEMORANDUM

TO: CITY OF FLINT PLANNING COMMISSION
FROM: Max Lester, Int. Zoning Coordinator
RE: Reports Updates

- **Reports**

- Redevelopment Ready Communities (RRC)
 - The joint meeting date is set for Thursday, November 9th, 5:30 PM – 7:30 PM at City Hall. Agendas and meeting space details will be provided once they are available.
- Planning Commission Expired Terms
 - Appointment and reappointment resolutions are still on the Council agenda.
- 10-Year City of Flint Comprehensive Plan Review
- Staffing Update
- Recommendations to City Council
- Equity in Zoning Policy Guide
 - As part of completing the Citizen Planner Program certification, I will present on a topic relating to this guide at a later meeting. In the meantime, I will be working on a presentation using our Zoning Code to compare.